



BOARD OF HEALTH MEETING

February 3, 2015 – 6:30 PM
Rockport Town Hall Annex

Present: Board members Dr. Sydney Wedmore, Dr. Russell Sandfield, Dr. Sydney Jiminez, Health Agent Leslie Whelan, Secretary/Clerk Marianne Peters and Assistant Town Manager Mitch Vieira. Also present Isaac Rowe of Mill River Consulting (52 Thatcher Road), John Judd of Gateway Designs, Kristen Whelan (owner, 52 Thatcher Road), Jeff Kolterjahn (owner, 12 Sheehan Terrace), Gretchen Parker, Realtor (29 Penryn Way).

6:30 PM: Meeting called to order.

Minutes to the November 25, 2014 meeting: Dr. Sandfield moved to accept upon correction of typo; Dr. Wedmore seconded and it was voted unanimously to approve.

Community Concerns: There were no community concerns

12 Sheehan Terrace – Housing Violations:

Occupants Bob and Mary Warren had filed complaints regarding broken windows, no heat. Health Agent performed an inspection and found several items needing to be addressed. Owner John Kolterjahn stated that he tried several times to address the problems but could not get into the apartment, that the tenants were in the process of being evicted by him, and that the judge had ordered them to vacate. It was suggested that the owner would make the repairs in the presence of the Health Agent and that the tenants would have an opportunity to be present. Dr. Sandfield moved to accept; Dr. Wedmore seconded and it was voted unanimously.

29 Penryn Way – Septic System Upgrade with Variance:

Five-bedroom septic design (by John Judd/Gateway) needing variances due to ledge and lack of 4' naturally occurring soil. System is pressure-distribution Infiltrator with pre-treatment and a 3-compartment tank. Dr. Sandfield inquired as to any known problems associated with winter/cold weather/freezing; Health Agent responded that there were none. Dr. Sandfield inquired about maintenance; Health agent responded that an operation and maintenance contract is required. Dr. Sandfield moved to accept design with variances; Dr. Jiminez seconded, and it was voted unanimously to approve the design.

52 Thatcher Road – Test Pit and Well Variances:

Health Agent removes herself from position of Health Agent and spoke on her own behalf.

Review of septic design plan (by John Judd/Gateway; reviewed by Isaac Rowe/Mill River Consulting) needing 2 variances; one for test pit and one for well variance as there would be 2 (abutting) homes on one well. Test pit data from 1999 discussed and questioned and it was suggested that perhaps new test pits be required. Mr. Judd expressed his confidence in Alex Parker (who holds a Masters degree in geology and is highly respected in his field) and that the information is accurate. Dr. Sandfield inquired

as to distance from house to water line. Leslie Whelan (responding as owner) stated that the distance is too far and goes the length of Water Tower Road. Dr. Sandfield inquired as to any other properties sharing one well between them and asked the reason for the one shared well. Leslie Whelan stated that both the expense of drilling of a second well and that the fact that the existing well water has very few impurities was reason. Dr. Wedmore mentioned that one well for 2 families (shared wells) is not something new and there is a precedence at Thatcher Road of a shared well with abutting properties. Leslie Whelan also stated that there would be an easement on both deeds to alleviate any future issues. Dr. Wedmore inquired as to the natural availability of water and Leslie Whelan responded that in the future, other owner(s) could drill their own well (if the shared well failed or ever became an issue) or hook into municipal water. After stating that they would like to see the legalese with respect to the shared well/easement/deed, Dr. Sandfield moved to accept; Dr. Wedmore seconded and it was voted unanimously.

Saratoga Creek & Sawmill Brook - Update:

Discussion about the ongoing water and samples taken at the sites by the Division of Marine Fisheries; the counts were too high to swim in. Health Agent stated that samples were again collected and that there was no evidence at that time of sewage in the water. The first complaint was noted in November. Health Agent stated that the time to test is really in the winter when the ground water is higher. Dr. Sandfield inquired whether optical brightener would help determine the true cause is and asked if it would indicate that the pollutants originate from humans; Health Agent responded affirmatively. The issue of several tight tanks being in the immediate surrounding areas was discussed (there are 5 in the area). Discussion centered around potential causes for high bacteria (dead animals, paint, animal waste, etc.). Dr. Wedmore stressed the need for an extra level of surveillance on the area, the water records vs. pumpout records of septage haulers, the testing, and the results. Dr. Wedmore advised Health Agent to keep the Board apprised of progress, problems, and test results; Health Agent agreed.

18 Squam Road – Update:

Discussion about the ongoing issue of mold and other violations. Health Agent stated that the homeowner needs to remediate the problems/violations whether or not anyone else is going to live in the space in question. Dr. Wedmore advised Health Agent to report on the progress after checking; Health Agent agreed.

4 Seaview Street:

Discussion about breakout of septic system at neighboring home. Health Agent ordered a Title 5 Inspection and plans to be present at time of inspection.

Next Meeting Date: April 28, 2015

8:30 PM Meeting Adjourned.